

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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☐ Individual appearing without attorney
☒ Attorney for: Debtors in Possession

FOR COURT USE ONLY

In re:
WJA REAL ESTATE OPPORTUNITY FUND II, LLC

CASE NO.: 8:17-bk-11996-SC
CHAPTER: 11

Debtor(s).

Sale Date: 02/08/2018

Time: 11:00 am

Location: Courtroom 5C, 411 West Fourth St., Santa Ana, CA 92701

Type of Sale: ☐ Public ☒ Private

Last date to file objections: 02/01/2018

Description of property to be sold: 90% membership interest in CSO OPP VII, LLC, an Illinois limited liability company which owns a 59-unit apartment building in Lemont, Illinois

Terms and conditions of sale: WJA Real Estate Opportunity Fund is proposing to sell its 90% membership interest in CSO OPP VII, LLC, an Illinois limited liability company, for \$1,500,000, subject to overbids. Closing to occur by February 28, 2018, unless extended by the parties. The sale is as-is, where-is with limited representations and warranties

Proposed sale price: \$ 1,500,000.00

Overbid procedure (if any): Overbids must be received in writing by February 6, 2018, at 5:00 PST by Kyra Andrassy and be in the amount of at least \$1,575,000 and be accompanied by a deposit in the amount of \$50,000.00 and otherwise be on the same or better terms as the proposed offer. Further details available by contacting counsel.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

February 8, 2018 at 11:00 a.m. in Courtroom 5C of the Ronald Reagan Federal Building located at 411 West Fourth St., Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Kyra Andrassy, Esq., Smiley Wang-Ekvall, LLP. 3200 Park Center Drive, Suite 250, Costa Mesa, CA 92626
Telephone: (714) 445-1017; Facsimile: (714) 445-1002; email: kandrassy@swelawfirm.com

Date: 01/11/2018

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
3200 Park Center Drive, Suite 250, Costa Mesa, CA 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **January 11, 2018**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **January 11, 2018**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

The Hon. Scott C. Clarkson
United States Bankruptcy Court
411 West Fourth Street, Suite 5130
Santa Ana, CA 92701-4593

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 11, 2018

Date

Carol Sheets

Printed Name

/s/ Carol Sheets

Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

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